



Bond
Oxborough
Phillips

Changing Lifestyles

41 Marshall Avenue

Wadebridge

PL27 6BB



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £300,000



Changing Lifestyles

01208 814055

41 Marshall Avenue, Wadebridge



Welcome to 41 Marshall Avenue, a delightful three-bedroom semi-detached property located in the highly sought-after town of Wadebridge.

- Impressive Semi-Detached Home
- Three Bedrooms
- Family Bathroom & Downstairs WC
- Stunning Views Over Wadebridge
- Spacious Kitchen
- Private Rear Garden
- Off-Road Parking and Garage
- Popular Town Location
- EPC - C
- Council Banding- B



Welcome to 41 Marshall Avenue, a delightful three-bedroom semi-detached property located in the highly sought-after town of Wadebridge.

The ground floor offers a warm and welcoming entrance hall leading to a spacious living room, perfect for relaxing or entertaining. To the rear of the property, the open-plan kitchen/diner provides a bright and functional space, with direct access to the back garden. Completing the ground floor is a convenient downstairs WC.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, providing comfortable living accommodation for families or couples alike.

Externally, the property boasts a generously sized back garden, ideal for outdoor living, and parking for several cars, along with the added benefit of a single garage.

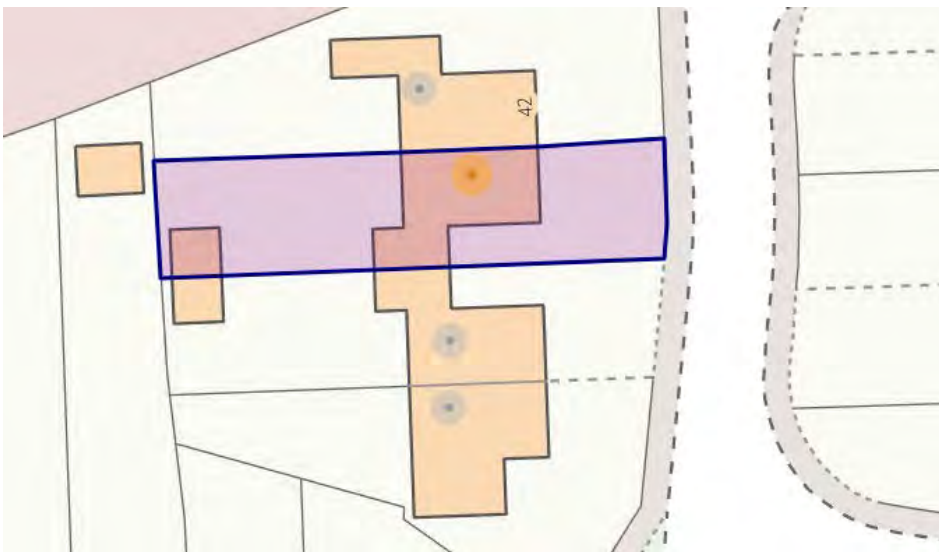
This property is a fantastic opportunity for first-time buyers, growing families, or anyone looking to enjoy all that Wadebridge has to offer.

Viewings are highly recommended to fully appreciate this charming home.



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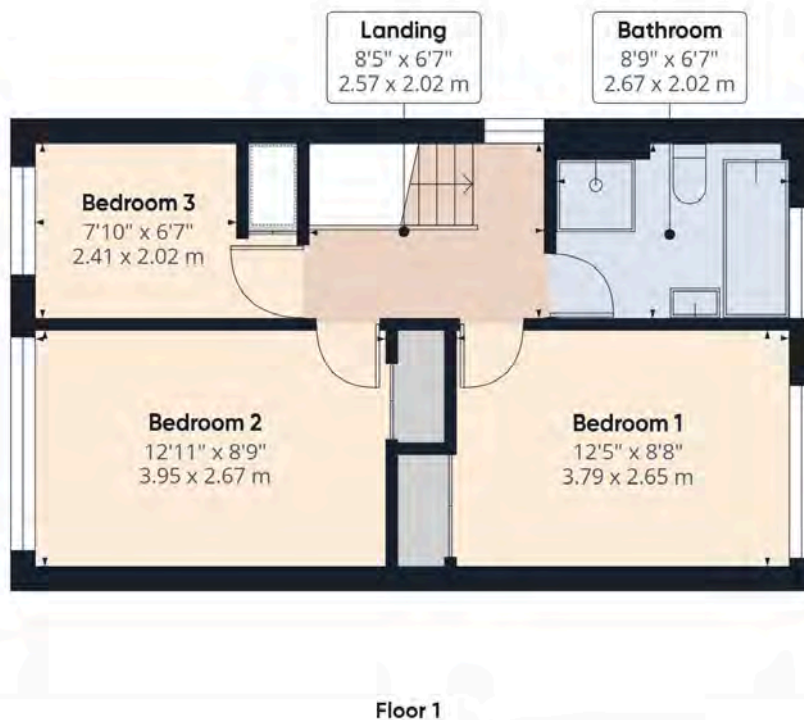
Wadebridge town is only a short walk away with its pedestrianised centre, where you can find a cinema, a range of national retailers and local independent shops as well as a selection of cafés, pubs and restaurants. With Tesco and a 24 hour M&S Wadebridge situated at the top of West-Hill Wadebridge really does have everything you need. Wadebridge is the perfect place from which to explore the North Cornish countryside as well as being the gateway to the beautiful scenery and stunning beaches of Rock and Polzeath, both of which have excellent golfing facilities. The famous Camel Trail, a walk and cycle path that has replaced the old railway tracks from Bodmin to Padstow, runs through the town. You'll find attractive scenery and plenty of wildlife to be enjoyed along this riverside trail, a very pleasant, traffic free way to walk or cycle to Padstow and the coast, or inland through wooded valleys to Bodmin and the moor.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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